



## ***RENTAL HOUSING INSPECTION GENERAL LIST***

Listed below are deficiencies which may appear when a rental inspection is performed. Any identified deficiencies must be corrected before the required certificate can be issued. Use this list to help you prepare for your rental inspection. This is only a general list and not intended to be a complete list of potential deficiencies. **Note: All utilities shall be on.**

### **• EXTERIOR**

**Premises identification.** Shall be Arabic numerals or alphabet letter with a minimum height of 4 inches.

**General.** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary.

**Protective treatment.** All exterior surfaces, including but not limited to, doors, window frames, cornices, porches, trim, decks shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other treatments.

**Structural members.** Shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

**Foundation walls.** Shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

**Stairways, decks, porches, and balconies.** Shall be maintained structurally sound, in good repair and capable of supporting the imposed loads.

**Handrails and guards.** Shall be firmly fastened and capable of supporting normally imposed loads and in good condition.

**Window, skylight and door frames.** Shall be kept in sound condition, good repair and weather tight.

**Openable windows.** Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

**Rubbish storage facilities.** The owner of every occupied premises shall supply approved covered containers for rubbish, and the owner of the premises shall be responsible for the removal of rubbish.

**Disposal of garbage.** Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an approved garbage disposal facility or approved garbage containers.

### **• INTERIOR**

**Structural members.** Shall be structurally sound and capable of supporting the imposed loads.

**Interior surfaces.** Shall be maintained in good, clean and sanitary condition.

**Stairs and walking surfaces.** Shall be maintained in good condition.

**Handrails and guards.** Every handrail and guard shall be maintained in good condition.

**Interior doors.** Shall fit reasonably well within its frame and shall open and close properly.

**Extermination.** The owner of any structure shall be responsible for extermination within the structure prior to renting or leasing the structure.

**Habitable space.** Every habitable space shall have at least one openable window.

**Heat supply.** Every owner and operator of any building who rents, leases or lets one or more dwelling unit, rooming unit, dormitory or guestroom on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from October 15 to May 1 to maintain a temperature of not less than 65 degrees F in all habitable rooms, bathrooms, and toilet rooms. **Note:** One or more unvented room heaters shall not be used as the sole source of comfort heat in a dwelling unit.

**Plumbing.** The owner of the structure shall provide and maintain all plumbing facilities and fixtures.

**Mechanical appliances.** Shall be properly installed and maintained in a safe working condition.

**Clearances.** All required clearances to combustible materials shall be maintained.

**Combustion air.** Shall be provided for all fuel-burning equipment.

**Electrical.** The size and usage of appliances and equipment shall serve as a basis for additional facilities. Dwelling units shall be served by a three-wire, 120/240 volt, single-phase system, not less than 60 amperes.

**Receptacles.** Every habitable space shall contain at least two separate outlets. Every laundry area shall contain a grounded outlet or at least one ground fault circuit interrupted protection. Every bathroom shall contain at least one receptacle. Any new bathroom receptacle outlet shall have ground fault circuit interrupted protection.

**Insect screens.** During the period from April 1 to December 1, every door, window and other outside opening required for ventilation of habitable rooms, shall be supplied with approved tightly fitting screens.

**Smoke detectors.** Shall be in good working order and shall be in each bedroom, outside of each bedroom and on every floor

**Questions, please call the Codes Compliance Division at 757-220-6136.**